# \$699,300 - 8704, 400 Eau Claire Avenue Sw, Calgary

MLS® #A2212883

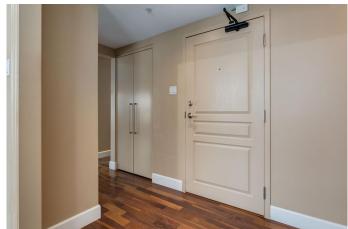
#### \$699,300

1 Bedroom, 2.00 Bathroom, 1,170 sqft Residential on 0.00 Acres

Eau Claire, Calgary, Alberta

Step into this beautifully updated condo and experience downtown living at its finest! Perfectly suited for professionals and retirees seeking comfort, convenience, and a touch of elegance. With unobstructed north and west views overlooking the Bow River and Prince's Island Park, this home offers a tranquil retreat in the heart of the city. Stylish upgrades include rich black walnut hardwood floors, granite countertops, and a sleek modern kitchen featuring premium stainless steel appliances, including an induction range. The versatile den (easily convertible to a second bedroom) is bathed in natural light from large west-facing windows, makes an ideal home office or guest room, overlooking a quiet, private courtyard. Relax in the spacious primary suite, complete with a generous walk-in closet, ensuite featuring a soaker tub, and abundant storage. The second full bathroom offers a walk-in tiled shower. Step out onto the expansive deckâ€"ideal for entertaining or unwinding, with a natural gas BBQ line and breathtaking river valley views. Hot tubs are permitted with condo board approval, adding to your personal oasis. This well-managed building offers a heated titled parking stall, underground storage, in-suite Miele washer & dryer, carwash, and on-site management. Condo fees cover all utilities except cable and internet. Live steps from the Bow River pathways, Prince's Island Park, and the soon-to-open Private Eau Claire Athletic Club. Whether you're enjoying







morning walks by the river or evenings out downtown, this is the perfect home base for a sophisticated urban lifestyle. Make Eau Claire your homeâ€"Suite 8704 is waiting.

#### Built in 1995

#### **Essential Information**

MLS® # A2212883 Price \$699,300

Bedrooms 1

Bathrooms 2.00

Full Baths 2

Square Footage 1,170 Acres 0.00 Year Built 1995

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 8704, 400 Eau Claire Avenue Sw

Subdivision Eau Claire
City Calgary
County Calgary
Province Alberta
Postal Code T2P 4X2

#### **Amenities**

Amenities Car Wash, Elevator(s), Parking, Storage, Trash, Visitor Parking

Parking Spaces 1

Parking Parkade, Stall, Titled, Underground

Interior

Interior Features Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No

Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Microwave Hood Fan, Range, Refrigerator, Washer,

Window Coverings

Heating Baseboard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Dining Room

# of Stories 8

## **Exterior**

Exterior Features Courtyard

Construction Brick, Concrete, Stucco

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 19

Zoning DC

## **Listing Details**

Listing Office Real Broker

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